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Association*

**UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA**

FEDERAL NATIONAL MORTGAGE
ASSOCIATION,

Plaintiff,

vs.

CANYON WILLOW OWNERS'
ASSOCIATION, a Nevada non-profit
corporation; and LN MANAGEMENT LLC
SERIES 3085 CASEY 201, a Nevada Limited
Liability Company,

Defendants.

Case No.: 2:16-cv-00203-JCM-CWF

**STIPULATION AND ORDER
(1) REGARDING DISPOSITION OF
REMAINING CLAIMS FOR RELIEF,
(2) CANCELLING AND EXPUNGING
LIS PENDENS, AND (3) RELEASING
CASH DEPOSIT**

*This Stipulation Regarding Disposition of Remaining Claims For Relief, Cancelling and
Expunging Lis Pendens, and Releasing Cash Deposit ("Stipulation") is entered into as of the date
below by and among FEDERAL NATIONAL MORTGAGE ASSOCIATION ("Fannie Mae"),
by and through its counsel, Snell & Wilmer L.L.P.; CANYON WILLOW OWNERS'
ASSOCIATION (the "HOA"), by and through its counsel, GORDON & REES LLP; and LN
MANAGEMENT LLC SERIES 3085 CASEY 201 ("LN Management"), by and through its
counsel, KERRY P. FAUGHNAN, ESQ., based on the following facts:*

WHEREAS, the Court entered an Order on January 4, 2018 [ECF No. 59] granting Fannie
Mae's Motion for Summary Judgment [ECF No. 36.] (the "Order");

1 WHEREAS, pursuant to the Order, the Court granted Fannie Mae's claims for declaratory
2 relief and quiet title pursuant to 12 U.S.C. § 4617(j)(3); and

3 WHEREAS, the Order did not address the remaining claims for relief.

4 NOW, THEREFORE, the Parties stipulate and agree as follows:

5 1. Fannie Mae's claims for wrongful foreclosure, violation of NRS 116.1113 *et seq.*,
6 and unjust enrichment shall be dismissed, without prejudice;

7 2. All lis pendens recorded against the Property, including, but not limited to, the
8 Notice of Lis Pendens recorded on or about June 12, 2013 as Document No. 201306120002477,
9 and the Notice of Lis Pendens recorded on or about August 14, 2013 as Document No.
10 201308140001609, shall be cancelled and expunged of record;

11 3. The cash deposit in the amount of \$500.00, tendered to the Clerk of Court on or
12 about August 5, 2016, shall be refunded to "Federal National Mortgage Association" c/o
13 Alex L. Fugazzi, Esq., Snell & Wilmer L.L.P., 3883 Howard Hughes Parkway, Suite 1100,
14 Las Vegas, Nevada 89169 upon entry of this Stipulation;

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4. Each of the parties shall bear their or its own attorneys' fees and costs of this lawsuit; and

5. No further matters remain pending in this matter.¹

DATED this 6th day of February 2018.

DATED this 6th day of February 2018.

SNELL & WILMER L.L.P.

GORDON & REES LLP

/s/ Jennifer L. McBee

/s/ Robert S. Larsen

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Attorneys for Federal National Mortgage Association

Attorneys for Canyon Willow Owners' Association

DATED this 6th day of February 2018.

/s/ Kerry P. Faughnan

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Attorneys for LN Management LLC Series 3085 Casey 201

ORDER

IT IS SO ORDERED.

James C. Mahan
UNITED STATES DISTRICT JUDGE


DATED: February 7, 2018

¹ In light of the disposition of Fannie Mae's claims for declaratory relief and quiet title pursuant to 12 U.S.C. § 4617(j)(3), the district court need not have reached Fannie Mae's claims for declaratory relief and quiet title under Amendments V and XIV of the U.S. Constitution.

CERTIFICATE OF SERVICE

I hereby certify that on February 6, 2018, I electronically filed the foregoing
**STIPULATION AND ORDER (1) REGARDING DISPOSITION OF REMAINING
CLAIMS FOR RELIEF, (2) CANCELLING AND EXPUNGING LIS PENDENS, AND
(3) RELEASING CASH DEPOSIT** with the Clerk of Court for the U.S. District Court, District
of Nevada by using the Court's CM/ECF system. Participants in the case who are registered
CM/ECF users will be served by the CM/ECF system.

DATED this 6th day of February 2018.


An Employee of Snell & Wilmer L.L.P.

Snell & Wilmer

LLP
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